

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lancaster County

State: PA

PJ's Total HOME Allocation Received: \$19,260,995

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: <div>29</div>				
% of Funds Committed	<div>99.05 %</div>	<div>93.68 %</div>	<div>4</div>	<div>91.92 %</div>	<div>97</div>	<div>96</div>	
% of Funds Disbursed	<div>86.90 %</div>	<div>87.26 %</div>	<div>17</div>	<div>82.65 %</div>	<div>66</div>	<div>62</div>	
Leveraging Ratio for Rental Activities	<div>4.93</div>	<div>4.74</div>	<div>1</div>	<div>4.67</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>83.67 %</div>	<div>93.70 %</div>	<div>27</div>	<div>81.09 %</div>	<div>28</div>	<div>28</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>58.98 %</div>	<div>70.97 %</div>	<div>22</div>	<div>68.72 %</div>	<div>28</div>	<div>30</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>88.01 %</div>	<div>82.23 %</div>	<div>11</div>	<div>79.93 %</div>	<div>70</div>	<div>64</div>	
% of 0-30% AMI Renters to All Renters***	<div>38.10 %</div>	<div>37.71 %</div>	<div>13</div>	<div>44.94 %</div>	<div>35</div>	<div>35</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>99.82 %</div>	<div>98.47 %</div>	<div>13</div>	<div>94.87 %</div>	<div>63</div>	<div>61</div>	
Overall Ranking:			In State: <div>18</div> / <div>29</div>	Nationally: <div>50</div>	<div>53</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$20,619</div>	<div>\$19,492</div>		<div>\$25,717</div>	<div>559</div> Units	<div>63.50 %</div>	
Homebuyer Unit	<div>\$6,189</div>	<div>\$15,617</div>		<div>\$14,669</div>	<div>222</div> Units	<div>25.20 %</div>	
Homeowner-Rehab Unit	<div>\$23,001</div>	<div>\$15,974</div>		<div>\$20,391</div>	<div>25</div> Units	<div>2.80 %</div>	
TBRA Unit	<div>\$6,414</div>	<div>\$5,749</div>		<div>\$3,201</div>	<div>74</div> Units	<div>8.40 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lancaster County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$109,190	\$91,455	\$21,037
State:*	\$96,152	\$37,565	\$16,075
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	71.7	80.6	92.0	73.0	Single/Non-Elderly:	12.5	22.5	20.0	6.8
Black/African American:	9.0	5.9	8.0	13.5	Elderly:	35.1	0.9	52.0	0.0
Asian:	0.0	0.9	0.0	0.0	Related/Single Parent:	37.6	32.0	12.0	81.1
American Indian/Alaska Native:	0.2	0.0	0.0	0.0	Related/Two Parent:	11.8	43.7	16.0	12.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.9	0.9	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.5	0.0	0.0	0.0					
Asian/Pacific Islander:	0.2	1.8	0.0	0.0					
ETHNICITY:									
Hispanic	18.3	10.8	0.0	13.5					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	41.6	19.8	40.0	5.4	Section 8:	16.5	0.9 [#]		
2 Persons:	25.8	20.7	32.0	23.0	HOME TBRA:	0.5			
3 Persons:	19.7	29.3	8.0	35.1	Other:	26.0			
4 Persons:	8.8	18.0	4.0	27.0	No Assistance:	57.0			
5 Persons:	3.4	8.1	4.0	6.8					
6 Persons:	0.7	3.6	8.0	1.4					
7 Persons:	0.0	0.5	0.0	1.4					
8 or more Persons:	0.0	0.0	4.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				129

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lancaster County State: PA Group Rank: 50
(Percentile)
State Rank: 18 / 29 PJs Overall Rank: 53
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	83.67	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	58.98	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.04	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

